

# MINUTES

## MOBILE MANUFACTURED HOME ADVISORY COUNCIL

**OCTOBER 18, 2006**

The Mobile Manufactured Home Advisory Council convened October 18, 2006 at 10:00 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin	Attorney at Law
	Ben Castonguay	CT Real Estate Commission Member
	Keith Jensen	Park Owner
	Marcia L. Stemm	Park Owner
	Al Hricz	Park Tenant
	Michelina G. Lauzier	Park Tenant
	Neil Gervais	Park Tenant
Member Absent:	George Cote	Banking Industry Representative
	Myriam Clarkson	Mobile Manufactured Home Industry Rep.
	Debbie Russo	DECD Representative
	Leonard S. Campbell	Town Planner
	Charles J. Emerson	CT Housing Finance Authority Rep.
	Jeffrey Ossen	Park Owner
Board Vacancies:	One Senior Citizen	
	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Vicky Bullock, Administrative Hearings Attorney	
Public Present:	Raphael Podolsky, Esquire	
	Melanie Yanus	
	Tom Beaurega	
	Mark Berkowitz	

**Note:** The administrative functions of this Board are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division.  
For information call Richard M. Hurlburt, Director, at (860) 713-6135.

### **MINUTES OF PREVIOUS MEETINGS**

The Advisory Council voted unanimously to approve minutes the September 20, 2006 Mobile Manufactured Home Advisory Council meeting with an amendment to have included within the minutes, the adopted resolution regarding the replacement of older mobile manufactured homes in a mobile manufactured home park that is a “Non-Conforming” use.

### **TAX COLLECION**

Melanie Yanus, Town of Clinton Tax Collector, appeared before the Advisory Council today and discussed tax delinquency issues in the town of Clinton, CT. Ms. Yanus reported that 54 mobile home owners are delinquent out of the less than 130 mobile homes that exist in town. Ms. Yanus expressed her concern regarding loan agreements that are not being filed with town land records as required by statute. Ms. Yanus also expressed concern regarding mobile home park tenant and/or owner not doing what is required of a mobile home tenant and/or park owner, as it relates to paying taxes. Ms. Yanus stated that she is looking for some state regulations that enforce payment of town taxes. Ms. Bullock informed Ms. Yanus that DCP regulates the maintenance of mobile home parks and not the collection and/or enforcement of tax payments to towns. The Advisory Council will look into this matter and get back to Ms. Yanus concerning her issues and share the findings among the Advisory Council members.

Acting Chairperson, Bennett Pudlin said you could require by uniform rules and regulations, that every home in the park will be filed on the land records as required by law, and you can impose that on the new resident coming in.

Attorney Podolsky asked to what extent is the problem, in that a park owner sells units and does not file them on land records. DCP enforces the mobile manufactured home act, and where it is required in the act, then DCP can enforce it. If a tax collector became aware that a park owner is not filing deeds on land records, there is no reason the tax collector can't call DCP on it as an enforcement item.

### **ADVISORY COUNCIL MEMBER APPOINTMENT UPDATE**

Acting Chairperson, Bennett Pudlin reports that Advisory Council member Jeffrey Ossen is seriously ill. After many years of service to the council and the industry, Jeffrey is going to relinquish his membership. The Advisory Council voted unanimously to accept and forward to DCP Commissioner, a recommendation from the mobile home industry, that Mark Berkowitz be appointed as successor to Jeffrey Ossen.

There being no further business, the meeting adjourned at 11:30 a.m.

Respectfully submitted,

Nelson Leon  
Advisory Council Secretary

**The next meeting of this Advisory Council is scheduled for Wednesday, March 21, 2007.**